LOT 123
IN OR 2078/1251
TIMBER CREEK PLANTATION #3

MCGILL KEVIN DEWAYNE & SUJAY JIMENEZ
77029 ANDORA DR
YULEE, FL 32097

2023

11-2N-26-2052-0123-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

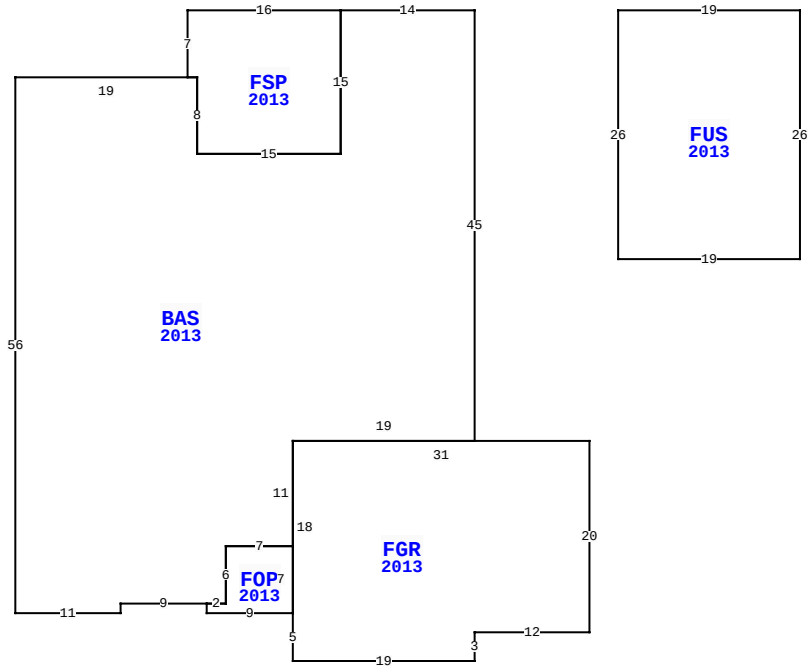
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,264	100	2,264	213,812
FGR	677	55	372	35,132
FOP	51	30	15	1,416
FSP	232	40	93	8,783
FUS	494	100	494	46,654
TOTALS	3,718		3,238	305,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,238	109.5720	98.89	320,206	2013	2013	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2758 HX Base Yr



77029 ANDORA DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,797
TOTAL MARKET OB/XF VALUE		10,457
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		371,254
SOH/AGL Deduction		0
ASSESSED VALUE		371,254
TOTAL EXEMPTION VALUE	13	371,254
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		371,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226725	CO ISSUED	0	07/19/2013
B1327433	REPAIR/RRF	1,700	07/01/2013
B1226725	NEW CONSTR	327,564	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/1251	9/30/2016	WD	Q	I	01	265,000
GRANTOR: WEST SHANNON L & KIM						
GRANTEE: MCGILL KEVIN DEWAYN						
1870/1821	7/19/2013	WD	Q	I	01	219,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WEST SHANNON L & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W14 FSP=[YR=2013] W16 S7 E1 S8 E15 N15$ S15 W15 N8 W19 S56 E11 N1 E9 FOP=[YR=2013] S1 E9 FGR=[YR=2013] S5 E19 N3 E12 N20 W31 S18$ N7 W7 S6 W2$ E2 N6 E7 N11 E19 N45$ PTR=E15 FUS=[YR=2013] E19 S26 W19 N26$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,133.00	SF	5.20	5.20	100	2013	2013	3	95	5,597	
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2013	2013	3	75	4,860	

LAND DESCRIPTION

TOTAL OB/XF 10,457

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/30/2018 BY KBX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS